

MARIPOSA COUNTY NEGATIVE DECLARATION

(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION: *Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053*

Yosemite Conservancy, applicants

PROJECT DESCRIPTION: Project proposes a Certificate of Compliance (COC No. 2019-175) and a four (4) Parcel Lot Line Adjustment (LLA No. 2020-053) from Yosemite Conservancy as follows:

Proposed Parcel 1 (APN 006-150-002) – Existing 31.96 acres, proposed 11.28 acres. Shown as Parcel C on Parcel Map No. 30/32, MCR dated November 2018.

Proposed Parcel 2 (APN 006-130-048) - Existing 5.2 acres (Certificate of Compliance parcel), proposed 13.59 acres Being a portion of Section 25 as described in Vol. 98, pg 547, MCOR.

Proposed Parcel 3 (APN 006-120-027) - Existing 0.26 acres, proposed 5.23 acres. Shown as Lot 271 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

Proposed Parcel 4 (APN 006-120-031) - Existing 0.23 acres, proposed 7.33 acres. Shown as Lot 275 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

Properties are located in Yosemite West with Rural Residential zoning and are within the Residential land use designation of the Yosemite West Planning Study Area. The applicant states the purpose of the lot line adjustment is to create an access road with two ingress/egress access points and to provide access to level sites on all parcels. Existing Parcels 3 and 4 are within the Yosemite West Maintenance District boundaries, which provides water, sewer, and road maintenance. Existing and proposed Parcels 1 and 2 are not within the Yosemite West Maintenance District. The lot line adjustment will not change the district boundaries. In order for any portions of the adjusted parcels (which are not currently within the Yosemite West Maintenance District boundaries) to receive services in the future (water and/or sewer), the district boundaries would need to be amended through a separate process. This is not being proposed as part of this project. No development is being proposed or has been proposed with this project.

No significant effect is based on the following findings:

1. **FINDING:** The lot line adjustment involves four parcels (Parcels 1, 2, 3 and 4). Parcels 1 and 2 currently meet the minimum parcel size standards of the Planning Study Area land use classification and Rural Residential zoning district. Parcels 3 and 4 are non-conforming in size, with the lot line adjustment bringing these parcels into conformance with minimum parcel size standards of the Planning Study Area land use classification and Rural Residential zoning district.

This finding is made in accordance with the provisions of Section 17.108.040 of the Mariposa County Zoning Ordinance and Sections 5.3.02.D. and 5.3.05.D. of the Mariposa County General Plan.

2. **FINDING:** The lot line adjustment involves four adjacent parcels. The adjustment results in land being taken from one parcel and added to adjacent parcels where a greater number of parcels than originally existed is not being created.

This finding is made in accordance with the provisions of Section 66412(d) of the State Subdivision Map Act.

The project, upon compliance with the required conditions, complies with all standards of the Subdivision Map Act, County Code Title 16 (the County Subdivision Ordinance), County Code Title 17 (the County Zoning Ordinance) and the Mariposa County General Plan.

3. **FINDING:** The lot line adjustment will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and circulated to the State Clearinghouse (State Clearinghouse Number XXX). Mitigation measures were not made a condition of the approval of the project. The Negative Declaration and record of project approval is available to the General Public at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa CA.

The proposed lot line adjustment will not add any potential for additional dwelling units or population growth over and above what is allowed to occur in accordance with current zoning on the parcels, if the lot line adjustment did not occur. The project consists of a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not increase, facilitate or authorize any uses or additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. The project does not exceed any points of significance (thresholds for determining significant impacts) as established by the EIR certified for the General Plan (SCH Number XXX). Additionally, any future development on the project site would have to meet existing regulations, which include the County Code, the Zoning Ordinance, the General Plan, CEQA, and required permits governed by existing adopted standards (building permits, sewage disposal permits, well permits, grading permits, etc.). Therefore, the lot line adjustment will not have the potential to degrade the environment, will not hurt long-term environmental goals, will not contribute to cumulative impacts, and will not cause adverse effects on human beings. The lot line adjustment will not have a negative effect on mandated findings of significance.

No significant effect is based on review procedures of the following County Departments or Divisions:

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|-------------------------------------|---------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | Building Division | <input checked="" type="checkbox"/> | County Health Department |
| <input checked="" type="checkbox"/> | Planning Commission | <input checked="" type="checkbox"/> | Public Works Department |

Other: Mariposa County Fire Department, Mariposa County Assessor, American Indian Council of Mariposa County, and Yosemite West Maintenance District.

No significant effect is based on additional conditions as follows: See Planning Commission Resolution No. 2020-XX

Initial Study was prepared by Jessica Carey, Assistant Planner, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

Sarah Williams, Director
Mariposa Planning

Date